



Cottage Family Villa in a Prestigious Location of the 18th District

Property no. **2783**

General Information

In one of Vienna's most exclusive and sought-after residential areas, right in the heart of the 18th district, an exceptional cottage villa is now for sale. This dream property combines classical charm with modern living comfort, offering the perfect home for discerning families.

Property Description

With great attention to detail, this characterful villa is currently undergoing a complete refurbishment. Completion is scheduled for early 2026. A major advantage: at this stage, there is still the opportunity to incorporate individual wishes and ideas into the planning and design – allowing you to create your very own bespoke dream home.

Living Space & Layout

The property extends across three spacious floors plus a versatile lower ground level, providing ample room for living, working, and relaxing, with a total usable floor area of approx. 540 m²:

■ Raised Ground Floor approx. 130 m²

Prestigious living and dining area with access to a large terrace, kitchen (customisable upon request), guest WC, and a cosy lounge area.

■ First Floor approx. 128 m²

Several bedrooms, bathroom, dressing room or optional home office, terrace approx. 16 m².

■ Attic Floor approx. 138 m²

Generously designed master area with en-suite bathroom and plenty of space for relaxation and retreat, terrace approx. 16 m².

■ **Lower Ground Floor approx. 100 m²**

Self-contained apartment with separate entrance – ideal as an office, practice, staff accommodation, or private area for growing children. Additionally, a wellness area with direct garden access is possible.

Special Features

- High-quality fittings customised to individual requirements
- Historic villa character combined with state-of-the-art comfort
- Spacious, quiet garden area with maximum privacy
- Separate self-contained apartment with its own entrance
- Exclusive, peaceful location with excellent infrastructure
- Family-friendly surroundings with proximity to international schools and kindergartens

Location

The property is situated in one of the most desirable cottage quarters of the 18th district – an area renowned for its elegant atmosphere, green surroundings, and high quality of life. Its excellent connection to the city centre, as well as its proximity to public transport, top schools, doctors, and shopping facilities, make this location particularly attractive.

Additional Information

We would be delighted to arrange a personal viewing for you. See for yourself the unique charm, spaciousness, and potential of this exclusive property. The stated price refers to the property in its current condition. Special requests or customisations are not included in the price and must be discussed separately.

Commission: 3% + 20% VAT

All details provided are based on information and documents supplied by the owner. No liability is assumed for their accuracy or completeness.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Address** AUT-1180 Wien, Währing

■ **Proximity** Türkenschanzpark

■ **Patio area** approx. 36 sqm

■ **Usable area** approx. 540 sqm

■ **Room** 10

■ **Patio** 2

■ **Purchase price** € 7,500,000.00

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** 2026

■ **Category** Haus

Your contact person



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